



**Board of Commissioners of Cook County
Minutes of the Zoning and Building Committee**

Wednesday, July 24, 2019

9:30 AM

**Cook County Building, Board Room
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry,
Miller, K. Morrison, S. Morrison, Suffredin and Tobolski (16)

Absent: Moore (1)

PUBLIC TESTIMONY

Chairman Silvestri asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Spencer LaBelle - Environmental Consultant for SWANCC and Village of Glenview
2. James Tigue - Representative of the Village of Glenview
3. Devin Moose - Director of Solid Waste at APTIM - Enviro. Consultant
4. Dave Van Voreen - SWANCC Executive Director
5. George Blakemore - Concerned Citizen
6. John Lardner - Patriot Acres, LLC Engineer
7. Matthew L. Smarjesse - Patriot Acres, LLC

19-4763

COMMITTEE MINUTES

Approval of the minutes from the meeting of 5/22/2019

A motion was made by Commissioner Daley, seconded by Vice Chairman Sims, to approve 19-4763. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, K. Morrison, S. Morrison, Suffredin and Tobolski (16)

Absent: Moore (1)

19-4563

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Map Amendment MA 19-01

Township: Stickney

County District: 16

Property Address: 5009 South Central Avenue, Chicago, Illinois

Property Description: The Subject Property involved consists of 0.38 acres located on the southeast corner of south Central Avenue and west 50th Street, in Section 09.

Owner: Selex, LLC., 3327 W. Howard Street, Skokie, IL 60076

Agent/Attorney: Susan Steffey Esq., BURKE BURNS & PINELLI, LTD, Three First National Plaza Suite 4300, Chicago, Illinois 60602

Current Zoning: C-5 Commercial Transition District

Intended use: Applicant seeks a Map Amendment in a C-5 Commercial Transition District to rezone the Subject Property consisting of 5 parcels, from a C-5 to a C-4 General Commercial District to allow the construction of a 3-4 unit retail mall that will include a tavern with video gaming area, smoke shop and one to two food establishments.

Recommendation: ZBA Recommendation is that the Application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 06/05/2019

Zoning Board Recommendation date: 07/10/2019

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Britton, to recommend for approval 19-4563. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, K. Morrison, S. Morrison, Suffredin and Tobolski (16)

Absent: Moore (1)

19-1648

Sponsored by: TONI PRECKWINKLE (President) and PETER N. SILVESTRI, Cook County Board Of Commissioners

PROPOSED ORDINANCE AMENDMENT

ZONING ORDINANCE TEXT AMENDMENT

BE IT ORDAINED, by the Board of Commissioners of Cook County that Appendix A, Zoning, Article 8, General Provisions, Section 8.7 of the Cook County Code shall be amended as follows:

8.7.7. ANIMALS. In addition to the regulations below, the keeping of animals is subject to all applicable provisions of the Cook County Code of Ordinances, including but not limited to those contained within Chapter 10, Animals, and Chapter 38, Health and Human Services. For purposes of this ordinance, an animal shall be considered an adult when it reaches four (4) months of age.

~~C. Horses. The keeping of horses shall be limited to a minimum lot area of ½ acre; horses shall be kept in an adequate enclosure suitable for the confinement of such animals. This section does not apply to "miniature horses," which are subject to regulation as "pets" above.~~

CD. Fowl. No more than ~~twelve (12)~~ five (5) fowls shall be kept when located on zoning lots of less than 1 acre; roosters are prohibited; fowls shall be kept in an adequate enclosure suitable for the confinement of such animals.

DE. Beekeeping. Bee colonies may be kept on residential and commercial zoning lots, provided they comply with the following regulations:

EF. Exemptions. This section shall not apply to farms, veterinary clinics, animal hospitals, kennels, or animal shelters.

BE IT FURTHER ORDAINED, by the Board of Commissioners of Cook County that Appendix A, Zoning, Article 13, Administration and Enforcement, Sections 13.6 of the Cook County Code shall be amended as follows:

13.6.7. ACTION BY THE COOK COUNTY BOARD OF COMMISSIONERS.

C. Variances forwarded to the Cook County Board of Commissioners for final decision shall be approved by a favorable vote of three-quarters of all members of the Cook County Board of Commissioners in cases where the Zoning Board of Appeals has not recommended approval of a proposed variance or where there has been a written protest filed against a proposed variance in accordance with Section 13.13 of this ordinance.

Effective date: This ordinance shall be in effect immediately upon adoption.

A motion was made by Commissioner K. Morrison, seconded by Commissioner S. Morrison, to recommend for deferral 19-1648. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller, K. Morrison, S. Morrison, Suffredin and Tobolski (16)

Absent: Moore (1)

19-3609

Presented by: TIMOTHY P. BLEUHER, Commissioner, Department of Building and Zoning

EXTENSION OF TIME SPECIAL USE ZONING CASES

Department: Department of Building and Zoning

Request: Extension of time request for a Special Use

Township: Northfield

County District: 9

Property Address: 9800 East Central Road, Des Plaines, Illinois 60016

Owner: Catholic Bishop of Chicago and 1400 South Wolf Road, Hillside, Illinois, 60162-2197

Agent/Attorney: Patriot Acres, LLC 611 N. Milwaukee, Suite 185, Glenview, Illinois, 60025

Case Number: SU-17-01

Date Granted by Board of Commissioners: 5/10/2017

Conditions: None

Objectors: Village of Glenview

Chairman Silvestri recused himself and Vice-Charmain Sims took the chair.

A motion was made by Commissioner Suffredin, seconded by Commissioner Britton, to recommend for deferral 19-3609. The motion carried by the following vote:

Ayes: Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry, Miller,
Morrison, Morrison, Suffredin and Tobolski (15)

Present: Silvestri (1)

Absent: Moore (1)

ADJOURNMENT

A motion was made by Commissioner Suffredin, seconded by Commissioner Britton, to adjourn the meeting. The motion carried by the following vote:

Ayes: Silvestri, Sims, Anaya, Arroyo, Britton, Daley, Deer, Degnen, Gainer, Johnson, Lowry,
Miller, Morrison, Morrison, Suffredin and Tobolski (16)

Absent: Moore (1)

Respectfully submitted,

Peter N. Silvestri

Chairman

Matthew B. D'Leon

Secretary

A complete recording of this meeting is available at <https://cook-county.legistar.com>.